

14 Darnaway Road

Crown, Inverness, IV2 3HZ

Offers Over £395,000





Overview

- Spacious and extended 3 bedroomed detached house
- Sought after Crown area close to local amenities
- lounge, kitchen, conservatory, dining room, family room, ensuite, shower room and WC
- large enclosed gardens, driveway and garage.
- Retention of £5000
- EPC Band D



Description

Rare opportunity to purchase a unique house in the sought after Crown area of Inverness. Built in the 1950s, this property has been extended several times to provide flexible and spacious living space. Although the property would benefit from some modernisation it would be a fantastic family home. The ground floor accommodation consists of a generous formal lounge with gas fireplace and patio doors leading to the bright conservatory that stretches the width of the house. The large basement is also accessed from the conservatory. Adjacent is a bright family room with patio doors on dual aspect. The formal dining room, is to the rear of the property and provides a generous entertaining space whilst overlooking the garden. The kitchen comes with integrated double electric oven, hob and extractor and dishwasher, with space for a fridge/freezer. There is a low breakfast bar for more informal dining. Completing the ground floor is a large wet room, WC and useful utility. Upstairs there are three double bedrooms, and the family shower room. The principal bedroom benefits from an ensuite bathroom. There is good storage throughout. Outside there is a long driveway leading up to the detached garage which has both power and lights. The private gardens are mainly laid to lawn and there is a summer house in the front garden and mature trees and shrubs. To the rear is raised decking and a dog kennels which will both need some attention. This truly is a one-off property, perfect for those looking for something a little bit different that they can put their mark on.



Room Dimensions

Lounge	(13' 5" x 20' 9") or (4.09m x 6.32m)
Conservatory	(30' 7" x 13' 2") or (9.32m x 4.01m)
Family Room	(13' 9" x 14' 9") or (4.19m x 4.49m)
Dining Room	(21' 6" x 18' 2") or (6.55m x 5.53m)
Kitchen	(23' 5" x 14' 2") or (7.15m x 4.32m)
Wc	(6' 2" x 5' 3") or (1.89m x 1.59m)
Wet Room	(14' 5" x 9' 10") or (4.39m x 3.00m)
Utility Room	(8' 2" x 6' 10") or (2.48m x 2.09m)
Principal Bedroom	(11' 11" x 14' 6") or (3.63m x 4.41m)
Principal Bedroom En Suite	(8' 2" x 5' 10") or (2.50m x 1.78m)
Bedroom 2	(14' 6" x 9' 11") or (4.43m x 3.03m)
Bedroom 3	(8' 9" x 10' 1") or (2.66m x 3.07m)





Floor Area

207m²

Services

Mains gas, electricity, water and drainage.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and curtains. Integrated electric oven, hob and dishwasher. Summer house.

Council Tax

Band G

Tenure

Freehold

Entry

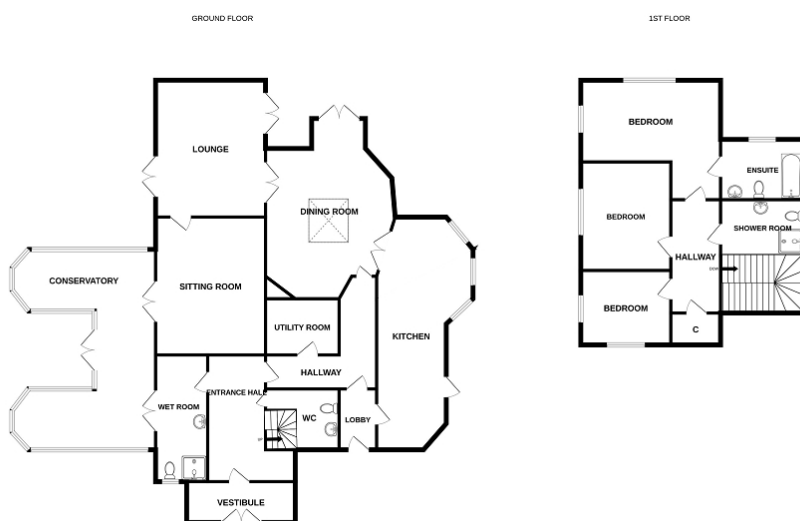
By mutual agreement.

Viewing

To arrange a viewing of this property please contact Karine on 01463 233218.

Retention Fee

Retention Fee of £5000



Tel: 01463 233218

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